

In The Matter Of:
Minutes Linden Planning Board 1/12/2021

January 12, 2021

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Min-U-Script® with Word Index

1 Minutes of the Linden Planning Board
2 meeting, January 12th, 2021 commencing at 6:30
P.M. by Ring Central.

3 The meeting was called to order by Mr.
4 Pantina in accordance with the Open Public
Meetings Act Requirements.

5 (Flag salute.)

6 BOARD MEMBERS PRESENT:

7 JOSEPH LaPLACA, CHAIRMAN
8 ARMAND FIORLETTI, CHAIRMAN
9 BARRY JAVICK, COUNCILMAN
10 NICHOLAS J. PANTINA
11 FELIPE CABEZAS
12 MICHAEL ANDERSON
13 ALEX LOSPINOSO, MAYOR'S DESIGNEE
14 NOYO EDEM, arrived late online

15 ANTHONY D. RINALDO, BOARD ATTORNEY
16 PAUL RICCI, BOARD PLANNER
17 DOROTHY KOTOWSKI, BOARD SECRETARY

18 Chairman LaPlaca, Attorney Rinaldo, Mayor
19 Armstead and Nicholas Pantina thanked Michael
20 Anderson for his service since he's retiring from
the Board.

21 There was a motion to accept the minutes of
22 the December 8th, 2020 meeting made by Mr.
23 Fiorletti, seconded by Mr. Anderson, all voted
24 affirmatively, motion passes.

25 With regard to SD-753-20, KW Home Kreation,
LLC, a motion was made by Mr. Fiorletti and
seconded by Mr. Anderson to accept the resolution.
All members voted in the affirmative. Motion
passes.

With regard to SP-1122-20 WAWA, motion was
made by Mr. Fiorletti, seconded by Councilman
Javick to pass the resolution and Mr. Tandul from
the Shade Tree Commission will forward a report to
be reviewed regarding the Shade Tree Commission
Review Letter.

With regard to SP-1126-20, Jumping Bunnies
Academy, 422 North Wood Avenue for a day care,

1 this case has been deferred to the February 9th,
2 2021 meeting.

3 APPLICANT: Lettini and Sons SD-751-20
4 PREMISES: 301 Curtis Street
5 TO PERMIT: Subdivision with variance.

6 Gregory Juba, Esquire, appeared for the
7 applicant. Exhibit is marked A-1.

8 Anthony Gallerano, Harbor Consultants,
9 Inc., 320 N Avenue E, Cranford, New Jersey 07016
10 is sworn and his qualifications were accepted. He
11 testified upon direct examination by Mr. Juba that
12 he prepared the minor subdivision on the corner of
13 Curtis and Brook Streets.

14 Mr. Gallerano described the property
15 consisting of two lots, one at the corner of
16 Curtis and Brook Street and the other lot, an
17 interior lot, contains a two-family dwelling. He
18 testified these are two oversized lots that are
19 irregular in shape. He testified the applicant
20 wants to move the existing dwelling on the corner
21 and maintain the existing two-family dwelling and
22 subdivide the property into two lots. The
23 remaining lot will contain the existing
24 two-family.

25 Each lot will contain a driveway and
there's a provision for two garage spaces and two
driveway spaces for a total of four. Each of the
single families have the garage parking space. He
testified these will be three bedrooms with a
study, that the zone is an R-2B zone and stated
that the two single family dwellings have no
variances asked, that the variances that are
required for the two-family dwelling is a minimum
lot size of 6000 square feet and 5250 square feet
is provided.

Minimum lot width required is 60 feet where
50 feet is provided. Minimum combined side yard
is 20 feet, 19.8 is proposed. Maximum building
height is 30 feet and 33.15 is existing.

Maximum front yard coverage is 40 percent,
51.55 percent is being proposed.

Aerial view is marked A-2. Mr. Gallerano
pointed out 11 existing two families are in the
area and seven are undersized lots.

(Refer to transcript.)

He testified there would be no negative
impact on the surrounding area as a result of the
proposed subdivision.

1 With regard to the positive criteria, he
2 testified it satisfies Paragraphs G and M of the
3 purpose of zoning and there's no substantial
4 detriment to the zone plan or master plan.

5 Jeff Tandul stated there was an issue with
6 the trees proposed to be removed and he will
7 provide his comments to the Board and the
8 applicant.

9 Attorney Rinaldo stated the condition to
10 the proposal would be complying with the Shade
11 Tree Commission requests.

12 Mr. Gallerano stated he saw the comments by
13 the Engineering Department and will comply with
14 the comments. No one appeared from the public.

15 By motion by Mr. Fiorletti to approve the
16 application, subject to the bulk variances and the
17 front yard coverage required and the variance for
18 the driveway and the comments from the Shade Tree
19 Commission, seconded by Councilman Javick, all
20 Board members voted in the affirmative,
21 application was granted.

22 With regard to to the Redevelopment Study
23 presented by Mr. Ricci, this is a Planned
24 Commercial District Ordinance that was introduced
25 by City Council and concerns the former General
Motors site. The ordinance is in place today and
the property owner is requesting changes to the
ordinance which would permit them to have a
gasoline with convenience store in one of the
remaining pad sites.

After remarks by Mr. Ricci and John
Michalski, Esquire, who is in attendance but is
satisfied with what was said, a motion was made.

Mr. Rinaldo said he reviewed it and thinks
the comments that were made and the changes that
were made are adequate and would recommend the
Board vote to declare that the changes in the
ordinance are consistent with the master plan.

Mr. Cabelas asked if the property borders
any residential property and it does not. No one
from the public spoke.

Mr. Fiorletti made a motion that the
ordinance changes are consistent with the master
plan, seconded by Mr. Anderson. All Board members
voted in the affirmative, including Noyo Edem.

Mr. Pantina mentioned the next Board
meeting is February 9th, 2021.

Upon motion made and seconded to adjourn,

1 all Board members in agreement, the Board
2 adjourned at 7:22 P.M.
3 (Adjournment.)
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